



Wexler Lofts

100 Carver Street

Jewellery Quarter

B1 3AQ

Asking Price Of **£225,000**

Stunning One Bedroom Apartment

616 Sq. Ft.

Loft Style Apartment

Exposed Brick, Character Features



Property Description

DESCRIPTION A superbly presented one-bedroom loft-style apartment offering an exceptional blend of modern design and character features, such as exposed brick walls, steel-framed factory style windows, and high ceilings, creating an impressive open-plan living environment ideal for city professionals.

The apartment opens into a bright and expansive open-plan living and kitchen area, featuring striking exposed brick walls, and engineered hardwood flooring throughout. The generous living space comfortably accommodates both lounge and dining areas, while the high ceilings and post-industrial aesthetic enhance the sense of space and character.

The kitchen area features sleek gloss cabinetry, integrated appliances, and stylish work surfaces with a breakfast bar.

Off the bedroom is a mezzanine area suitable for another bedroom area. A spacious double bedroom continues the industrial theme, complete with feature brickwork, plush carpet underfoot, and a generous amount of wardrobe space.

The contemporary bathroom is finished to a high standard, with large marble-effect tiles, a full-sized bath with shower above, and a glass sink with wall-mounted mirror and shelving.

LOCATION The property is located in the heart of Birmingham's Jewellery Quarter. The Jewellery Quarter is a designated conservation area and proposed World Heritage Site. It is already a prestigious and highly desired part of Birmingham. Currently undergoing further redevelopment, many of the old factories are converted into stylish apartments, restaurants and shops. Within only a short distance to all that Birmingham City Centre has to offer including the Colmore Business District, Bullring Shopping Centre and transport links such as New Street Station.

JAMES LAURENCE ESTATE AGENTS Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: Please State Tenure here. I.e. Leasehold, Freehold or Shared Ownership for example.

Services: All mains' services are connected to the property.

Local Authority: Birmingham City Council

Council Tax Band – C

Service Charge - £2000 per annum

Ground Rent - £249.96 per annum



Floor Layout



Total approx. floor area 616 sq ft (57 sq m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.